BOOK 8360 PAGE 365

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30822)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 90,000.00

Affiant

Sworn and subscribed before me this 24th day of May, 1991.

Notary Public

My Comm. Expires: Oct 9, 1991

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Miguel F. Molina
710 Canebrake Drive
Nashville, Tennessee 37205

MORTGAGEE:
Leader Federal Bank for Savings
P. O. Box 2926
Memphis, Tennessee 38101-2926

MAP-PARCEL NUMBERS
8DA-57750, 103-10-39

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven H. Morgan and spouse, Lorene H. Morgan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Miguel F. Molina and spouse, Patricia E. Molina,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 38 on the plan of Brookside Courts, Addition 4, Section 4, of record in Book 2083, page 59, Register's Office for said County.

SAID Lot No. 38 fronts 80 feet on the northerly margin of Canebrake Drive and extends back 181.6 feet on the easterly line and 207.4 feet on the broken westerly line to a dead line in the rear, measuring 28 feet thereon.

BEING the same property conveyed to Steven H. Morgan and wife, Lorene H. Morgan by deed from Ramsey B. Leathers, Jr. and wife, Linda S. Leathers of record in Book 6238, page 174, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

17435

MAY 28 1 38 PM '91

5749 05/28 0101 03CHECK 304.00

This is improved property, known as: 710 Canebrake Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of May, 1991.

Steven H. Morgan

Lorene H. Morgan

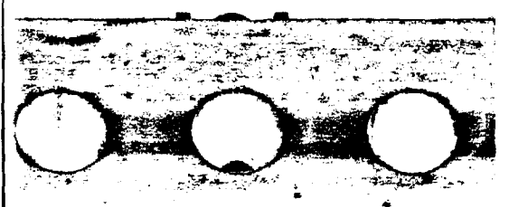
State of Tennessee
County of Davidson

On this 24th day of May, 1991, before me the undersigned authority, personally appeared Steven H. Morgan and Lorene H. Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

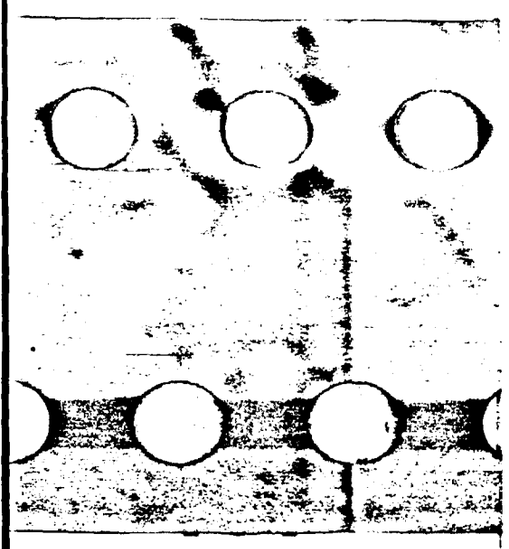
CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public







OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8360 PAGE 366

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 90000.00
CON TX 297.00
PRFEE 1.00
WDEED 6.00
TOTAL 304.00
CHECK 304.00

05/28/91 01 13:40 0001 5749

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17435

IDENTIFICATION

MAY 28 1 38 PM '91

No. 425309